

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549  
FORM 8-K  
CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of Earliest Event Reported): February 11, 2014

Hines Global REIT, Inc.

Exact name of registrant as specified in its charter)

<u>Maryland</u> (State or other jurisdiction of incorporation)	<u>000-53964</u> (Commission File Number)	<u>26-3999995</u> (I.R.S. Employer Identification No.)
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<u>2800 Post Oak Blvd, Suite 5000, Houston, Texas</u> (Address of principal executive offices)	<u>77056-6118</u> (Zip Code)
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Registrant's telephone number, including area code: (888) 220-6121

Not Applicable

Former name or former address, if changed since last report

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

## **Item 7.01 Regulation FD Disclosure**

On February 19, 2014, Hines Interests Limited Partnership (“Hines”), the sponsor of Hines Global REIT, Inc. (“Hines Global”), issued a press release related to Hines Global’s acquisition of The Rim (described below). A copy of such press release is furnished as Exhibit 99.1 to this Current Report on Form 8-K. Pursuant to the rules and regulations of the Securities and Exchange Commission (the “SEC”), such exhibit and the information set forth therein are deemed to have been furnished and shall not be deemed to be “filed” under the Securities Exchange Act of 1934, as amended (the “Exchange Act”).

## **Item 8.01. Other Items**

On February 13, 2014, a subsidiary of Hines Global acquired 796,445 square feet of retail space in an outdoor retail center located in San Antonio, Texas known as The Rim. The sellers, Central Rim, LLC, 6028 Worth Parkway, LLC, Fourth Quarter Properties LXV, LP, and Fourth Quarter Properties LXII, LP, are not affiliated with Hines Global or its affiliates. The contract purchase price was \$176.4 million, exclusive of transaction costs and working capital reserves. The acquisition was funded with available cash and proceeds from Hines Global’s revolving credit facility.

In total, The Rim consists of 1.8 million square feet and was constructed in four phases between 2006 and 2008. Hines Global acquired 796,445 square feet that is 99.5% leased to various retail tenants as well as rights to purchase additional space that is expected to be developed over the next two years, as described below.

On February 11, 2014, a subsidiary of Hines Global entered into a purchase and sale agreement with Phase V Rim, LLC (“Phase V”) to acquire 271,873 square feet of additional retail space at The Rim that is currently under construction and expected to be completed by December 31, 2014 (with an option to extend to April 30, 2015). On February 11, 2014, a subsidiary of Hines Global also entered into an option and right of first offer agreement with Phase V pursuant to which Hines Global has the option, but not the obligation, to purchase 97,000 square feet of additional retail center space. Construction of this space has not begun but is expected to be completed by December 31, 2015.

The purchase price for each of the additional phases described above will be calculated based on respective financial models that have been agreed upon by Hines Global and Phase V, and therefore the price of a component cannot be determined until construction of that component is completed.

## **Item 9.01 Financial Statements and Exhibits**

(d) Exhibits:

99.1 Press Release of Hines, dated February 19, 2014

Statements in this Current Report on Form 8-K, including intentions, beliefs, expectations or projections relating to the acquisitions described herein and the completion of the portions of the retail center that are under construction or have yet to be constructed, are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Exchange Act. Such statements are based on current expectations and assumptions with respect to, among other things, future economic, competitive and market conditions and future business decisions that may prove incorrect or inaccurate. Important factors that could cause actual results to differ materially from those in the forward-looking statements include the risks described in the “Risk Factors” section of Hines Global’s Annual Report on Form 10-K for the year ended December 31, 2012 and its other filings with the SEC.

## SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Hines Global REIT, Inc.

February 19, 2014

By: /s/ J. Shea Morgenroth  
Name: J. Shea Morgenroth  
Title: Chief Accounting Officer and Treasurer

## Exhibit Index

**Exhibit No.**

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**Description**

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99.1

Press Release of Hines, dated February 19, 2014

## News Release

For Immediate Release  
February 19, 2014

For Further Information, Contact:  
George Lancaster, Hines  
713/966-7848  
George.lancaster@hines.com

### **HINES GLOBAL REIT ACQUIRES**

### **OUTDOOR RETAIL CENTER IN TEXAS**

(SAN ANTONIO) - Hines, the international real estate firm, announced today that Hines Global REIT, Inc. has acquired Thomas Land & Development's retail interest in the The Rim, the largest outdoor retail center in the state of Texas, located in San Antonio.

The Rim is a 1,812,492-square-foot, outdoor retail center that is situated at the corner of the Interstate 10 and Highway 1604 in Northwest San Antonio, one of the fastest growing areas in the city. Phases one through four of the complex were completed between 2006 and 2008, and phase five is scheduled to be complete by December 31, 2015.

Hines Global REIT acquired 796,445 square feet of the The Rim, which is currently 99.5 percent leased to a number of well-known tenants, including: Nordstrom Rack; Saks Off 5th; Dick's Sporting Goods; Best Buy; JC Penny; and TJ Maxx. Hines Global REIT also acquired rights to 259,656 square feet currently under construction and expected to be completed by December 31, 2014 and the right to purchase an additional 97,000 square feet expected to be constructed by December 31, 2015.

Excluded from the sale are parcels that are separately owned by Bass Pro Shops, Lowe's, Target, Santikos Palladium Theatres and other outparcel tenants, which comprise 647,174 square feet.

Eastdil Secured represented the seller, Georgia-based Thomas Land & Development, in negotiations. Hines' Southwest Regional Office will manage the property.

Sherri Schugart, President and Chief Executive Officer of Hines Global REIT stated, "We were attracted to this property due to the desirable location in one of the strongest growth markets in the U.S. The strong tenant base which has historically exceeded 98 percent occupancy since opening in 2006 proves it's one of the best centers in Texas."

Hines Managing Director Kenton McKeehan added, "The Rim is the fourth retail asset acquired by Hines Global REIT and is the largest to date. This acquisition is a great accomplishment and a great addition to our quality portfolio of retail centers. We are grateful to Thomas Land & Development and Eastdil for their efforts in bringing this transaction to a close."

Hines Global REIT is a public, non-listed real estate investment trust sponsored by Hines that owns interests in 39 real estate investments located in the United States and internationally. For additional information about Hines Global REIT, visit [www.hinessecurities.com](http://www.hinessecurities.com).

Hines is a fully integrated real estate investment and management firm that has been investing in real estate and providing acquisition, development, financing, property management, leasing and disposition services for more than 55 years. With offices in 70 cities across the United States and 18 international countries, and controlled assets valued at approximately \$25.2 billion as of June 30, 2013, Hines is one of the largest real estate organizations in the world. Access [www.hines.com](http://www.hines.com) for more information on Hines.